


DEPARTMENT OF BUILDING AND DEVELOPMENT


COUNTY OF LOUDOUN

MEMORANDUM

DATE: May 19, 2009

TO: Nita Bearer, Zoning Planner

FROM: Todd Taylor, Environmental Review Team 

THROUGH: Gary Clare, Chief Engineer
William Marsh, Environmental Review Team Leader 

CC: Maria Taylor, Department of Fire, Rescue, and Emergency Management
Sarah Milin, Community Planner, Department of Planning

SUBJECT: **SPEX-2009-0006**
Dulles Industrial Park South - Lot 1



The Environmental Review Team (ERT) reviewed the subject application during the May 11, 2009, ERT Meeting. Our comments pertaining to the current application are as follows:

Issues related to the Revised 1993 Loudoun County Zoning Ordinance (Revised 1993 LCZO):

- 1) Section 6-1310(B) of the Revised 1993 LCZO identifies "safety from fire hazards and effective measures of fire control" as an issue for consideration for a special exception application. Please provide information describing the measures that will be utilized at the project site to ensure public and environmental safety. For example, what are the training requirements for all technicians handling the propane tanks? Also, the statement of justification references the use of a propane odorant for detection and a remote emergency shut-off station between 100 and 255 feet from the tanks. Please explain the specified setback distances and describe how the shut-off station functions. Staff defers to the Department of Fire and Rescue regarding fire safety at the proposed site. However, staff recommends that an emergency action plan be developed in case of a propane leak, explosion, or other emergency situation.

Issues related to the Revised 1993 LCZO and Revised General Plan (RGP):

- 2) The project site is located in the Bull Run watershed and drains to the Occuquan Reservoir, a drinking water supply. Currently, there does not appear to be a stormwater management (SWM)/best management practice (BMP) facility that stores and treats runoff from the site prior to discharging to the major floodplain. According

to the statement of justification, the proposed facility includes the installation of a concrete slab, which will increase stormwater runoff. In addition, the regular truck activity to and from the facility has the potential to release hydrocarbons at the site. As such, staff supports providing on-site water quality treatment to help protect the watershed. [Revised 1993 LCZO Section 6-1310(H) and RGP Surface Water Policy 5]

Please contact me if you need additional information or have questions.